169.0	0007	0017.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 867,600 / 867,600
					USE VALUE: 867,600 / 867,600
					ASSESSED: 867,600 / 867,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		VALENTINE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LOMBARDO TANIA
Owner 2:	HODGDON TODD
Owner 3:	
Street 1:	17 VALENTINE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PATTERSON JANET -
Owner 2:	-
Street 1:	17 VALENTINE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1948, having primarily Vinyl Exterior and 2158 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	468,600		399,000	867,600
Total Card	0.115	468,600		399,000	867,600
Total Parcel	0.115	468,600		399,000	867,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 402.04 | /Parcel: 402.0

Legal Description

User Acct 112121

GIS Ref

GIS Ref

Insp Date 07/24/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 169.0-0007-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	468,700	0	5,000.	399,000	867,700	867,700	Year End Roll	12/18/2019
2019	101	FV	343,500	0	5,000.	399,000	742,500	742,500	Year End Roll	1/3/2019
2018	101	FV	191,900	0	5,000.	336,300	528,200	528,200	Year End Roll	12/20/2017
2017	101	FV	191,900	0	5,000.	307,800	499,700	499,700	Year End Roll	1/3/2017
2016	101	FV	191,900	0	5,000.	262,200	454,100	454,100	Year End	1/4/2016
2015	101	FV	179,600	0	5,000.	228,000	407,600	407,600	Year End Roll	12/11/2014
2014	101	FV	179,600	0	5,000.	210,900	390,500	390,500	Year End Roll	12/16/2013
2013	101	FV	179,600	0	5,000.	200,600	380,200	380,200		12/13/2012

!13083!

PRINT

Date	Time
12/11/20	03:05:34

LAST REV

Date	Time
08/28/18	14:59:05

apro

13083

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PATTERSON JANET	1384-127		5/28/2010		400,000	No	No		
PATTERSON FRANC	857-24		11/18/2002	Family	31,500	No	No		N

USER DEFINED

Prior Id # 1:	112121
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/30/2017	1119	Heat App	20,500	C				
6/22/2017	719	Addition	160,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
7/24/2018	MEAS&NOTICE	CC	Chris C
4/25/2018	Permit Visit	DGM	D Mann
4/25/2018	Meas/Inspect	DGM	D Mann
10/14/2008	Inspected	355	PATRIOT
7/16/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	7									399,000						399,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 399,000 | Spl Credit | Total: 399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.13656163
Const Adj.:	0.99594003
Adj $ / SQ:	141.493
Other Features:	112757
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	525390
Depreciation:	56742
Depreciated Total:	468648

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1					HB 1		

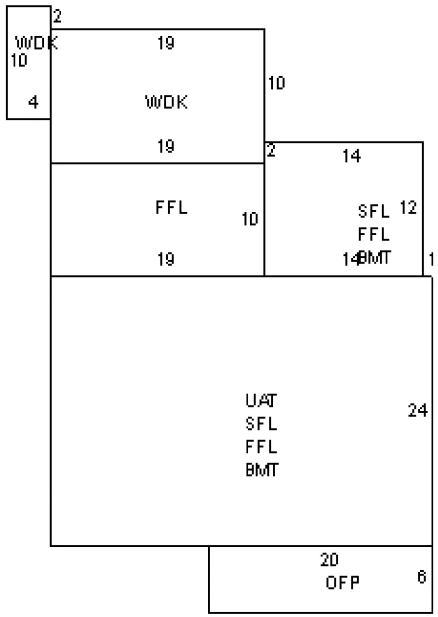
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	m
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	155.64
Special Features:	0	Val/Su Net:	125.50
Final Total:	468600	Val/Su SzAd	217.15

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,174	141.490	166,113
BMT	Basement	984	42.450	41,769
SFL	Second Floor	984	141.490	139,230
WDK	Deck	268	9.690	2,597
UAT	Upper Attic	204	56.600	11,546
OFP	Open Porch	120	30.130	3,615

Net Sketched Area: 3,734 | Total: 364,870

Size Ad 2158 | Gross Are 4346 | FinArea 2158

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

169.0-0007-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: